



# WIGSTON

## BUSINESS PARK

KILBY BRIDGE • WELFORD ROAD • WIGSTON • LEICESTER • LE18 3TE

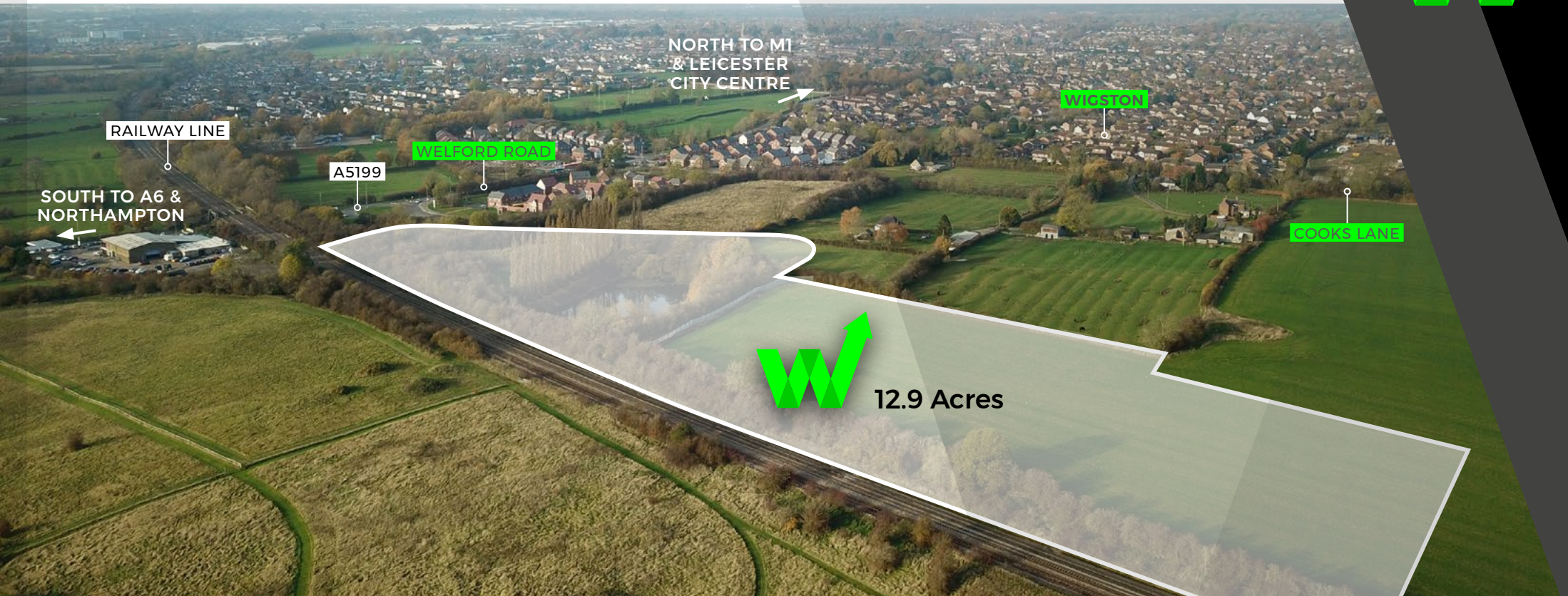
Design & Build packages • Industrial units from 6,000 - 219,000sq.ft.

12.9 acres • Access to Junction 21 of the M1/M69 is approximately 5 miles

**FOR SALE • TO LET**

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## LOCATION

The site is located off Welford Road to the south of Wigston. The site is accessed via a new roundabout for the development just before the railway line.

Wigston is a town located 5 miles south of Leicester City Centre. Access from the M1/M69 at J21 is via Blaby Road and then the bypass, alternatively access to A6 trunk road is via the B582 which connects Leicester with Market Harborough.



Indicative image



Indicative image

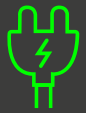
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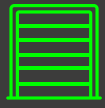


## DESCRIPTION

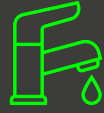
The site allows for Design & Build opportunities from 6,000 - 219,000sq.ft.  
The units will be steel portal framed benefitting the following specification:



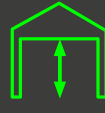
3 PHASE  
POWER



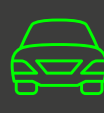
ROLLER  
SHUTTER ACCESS



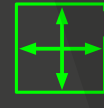
MAINS  
SERVICES



6-8M EAVES  
HEIGHTS



DESIGNATED  
PARKING



DESIGNATED  
YARD AREAS

## PLANNING

The site currently has Outline Planning Consent for E (formally B1) Light Industrial and B2 General Industrial uses under the Town and Country Planning Act. Other uses maybe considered, subject to planning.



INDICATIVE MASTERPLAN.

Units can be tailored to suit occupiers requirements.

## ACCOMMODATION

UNIT	SQ FT	SQ M	PARKING	UNIT	SQ FT	SQ M	PARKING
UNIT 1A	6,000	557	10	UNIT 2	26,700	2,481	20
UNIT 1B	8,000	743	14	UNIT 3	40,500	3,763	31
UNIT 1C	8,350	776	14	UNIT 4	55,100	5,119	43
UNIT 1D	10,450	971	18	UNIT 5	63,900	5,937	50

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## DRIVETIMES

	Mins	Miles
Leicester City Centre	16	5.4
M1/M69 J21	17	5.1
East Midlands Airport	40	24.3
Nottingham	50	35.8
Birmingham	55	45.6
London	130	103

## SERVICE CHARGE

There will be a service charge applicable towards the upkeep and maintenance of the estate, common areas and landscaping.

## A DEVELOPER WITH A STRONG TRACK RECORD

Wilson Bowden Developments, based in the East Midlands, has a strong track record in developing high quality buildings across all sectors and size ranges from 1,000 sq ft to 850,000 sq ft. Some of these projects include Optimus Point, Leicester; Meridian Business Park, Leicester; Interlink Business Park, Bardonia; and Blenheim Business Park, Nottingham.

The company works in partnership with occupiers to ensure that buildings are constructed to the required specification, delivered on time and to budget.

## CONTACT

Strictly by appointment through the sole agents:

**Reg Pollock**

07583 461 994

rp@appleicester.co.uk

**Will Shattock**

07725 834 783

wjs@appleicester.co.uk



A DEVELOPMENT BY:



**Wilson Bowden  
Developments**

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